

# \$630,000 - 1331 Kings Heights Road Se, Airdrie

MLS® #A2241237

**\$630,000**

4 Bedroom, 3.00 Bathroom, 1,284 sqft  
Residential on 0.10 Acres

Kings Heights, Airdrie, Alberta

Welcome home to 1331 Kings Heights Road SE, a rare and thoughtfully customized wheelchair-accessible bungalow offering comfort, functionality, and long-term peace of mind. Whether you're seeking a home to age in place, care for a loved one, or enjoy greater mobility, this home has been designed with intention and care.

Built by McKee Homes, this 4-bedroom, 2.5-bath home features extra-wide hallways and doors, elevated outlets, and an elevator connecting the main level to the fully developed walkout basement. The ramp inside the attached double garage makes coming and going easy in every season, with seamless access directly into the home.

Inside, the spacious and open layout is ideal for barrier-free movement. The kitchen features granite countertops, stainless appliances, and pull-down shelving in the upper cabinets for added accessibility. The primary suite includes a large bedroom, a custom wheelchair-accessible vanity, therapeutic jetted tub, and a roll-in showerâ€”offering a true private retreat.

The walkout lower level provides two additional bedrooms, a full bath, a large rec room, and a laundry area, making day-to-day living more convenient for everyone.

Additional highlights include closet organizers,



central A/C, and a south facing rear deck that overlooks the landscaped yardâ€”perfect for quiet mornings or hosting friends and family.

All of this is nestled in the established community of Kings Heights, with nearby walking paths, parks, shopping, and local amenities just minutes away. A rare blend of accessibility, comfort, and communityâ€”this home is truly one of a kind. Book your private showing today and discover a space designed to support how you live nowâ€”and for years to come.

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241237    |
| Price          | \$630,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,284       |
| Acres          | 0.10        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1331 Kings Heights Road Se |
| Subdivision | Kings Heights              |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4A 0E8                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Elevator, High Ceilings, No Animal Home, No Smoking Home, Skylight(s)                                                                                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Washer/Dryer, Window Coverings, Built-In Electric Range, Built-In Refrigerator, Built-In Freezer, Induction Cooktop |
| Heating           | Forced Air                                                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                                                          |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, Private Yard |
| Lot Description   | Rectangular Lot       |
| Roof              | Asphalt Shingle       |
| Construction      | Mixed                 |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 31              |
| Zoning         | R1              |
| HOA Fees       | 80              |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.